

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2022080337

Project Title: Veteran's Affairs Community-Based Outpatient Medical Clinic Project; Site Plan Review No. 21-0399

Lead Agency: City of Bakersfield--Development Services Contact Person: Louis Ramirez
Mailing Address: 1715 Chester Avenue Phone: 661-326-3023
City: Bakersfield Zip: 93301 County: Kern

Project Location: County: Kern County City/Nearest Community: Bakersfield
Cross Streets: Knudsen Street, Landco Drive, Hageman Road, Olive Drive Zip Code: 93308
Longitude/Latitude (degrees, minutes and seconds): 35 ° 24 ' 37.86" N / 119 ° 3 ' 25.12" W Total Acres: 10.05
Assessor's Parcel No.: 365-020-28 and 365-020-30 Section: 15 Twp.: 29 South Range: 27 East Base: M.D.M.
Within 2 Miles: State Hwy #: 99 Waterways: Beardsley Canal
Airports: Meadows Field Airport Railways: U P Main Line Schools: San Lauren Elementary

Document Type:

CEQA: [] NOP [x] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [x] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[x] Commercial: Sq.ft. 39,648 Acres Employees 50
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

[x] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [x] Water Quality
[x] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[x] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [x] Noise [] Solid Waste [x] Land Use
[] Drainage/Absorption [] Population/Housing Balance [x] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [x] Traffic/Circulation [x] Other: GHG, Energy, Tribes

Present Land Use/Zoning/General Plan Designation:

SI (Service Industrial)/M-2 (General Manufacturing)

Project Description: (please use a separate page if necessary)

The Project entails a proposed Site Plan for the development of a 39,648 square foot medical outpatient facility. Other features include a covered drop-off, bicycle racks, a covered ambulatory pick-up area, an outdoor physical therapy area, an outdoor dining area, and an elevated loading dock. Landscaping is proposed along the perimeter of the site, around the building, and throughout the parking areas. In addition, a healing garden is proposed on the east side of the building, which would include a garden path and benches.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #6	<input type="checkbox"/> Public Utilities Commission
<input checked="" type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #5
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #4	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date May 5, 2023 Ending Date June 19, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning Inc.</u>	Applicant: <u>SASD Development Group, LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>4895 Pacific Highway</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>San Diego, CA 92110</u>
Contact: <u>Tracy Zinn</u>	Phone: <u>619.220.4161</u>
Phone: <u>714.505.6360 Ext. 350</u>	

Signature of Lead Agency Representative:  Date: 5/4/2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.